BRICKS + MORTAR

Derby Road, Matlock Bath
Matlock, DE4 3PY

With no upward chain, this historic, substantial home has elevated panoramic views, parking for 8-10 vehicles, an acre of woodland gardens and is packed with original features. This would make a grand family home and has the potential to be converted into a small hotel, serviced accommodation or large holiday home.

Occupying a commanding position overlooking the historic and important Masson Mill, this Grade II Listed home was built to maximise enjoyment of the stunning south-facing views. With 6,566 square feet of living accommodation, there is scope to reconfigure the home to suit your wishes. A tarmac driveway gently inclines up to the long driveway in front of the home - which then continues up into the woodland beyond.

The ground floor includes beautiful sitting and dining rooms, a large commercial kitchen and a modern annexe comprising a garden room, three double bedrooms (each with en-suite WC), a wet room and office. To the first floor are six double bedrooms, a bathroom, study/landing and potential to reinstate several en-suite shower rooms. The top floor has a further six bedrooms (several with current or previous en-suites), another wet room and exits onto the upper garden.

Located in a highly prominent location between the historic tourist honeypot villages of Cromford and Matlock Bath (each within a gentle 15 minute stroll), this has the potential to be an ideal holiday home or boutique hotel. As a grand family home, it would be within walking distance of two lovely primary schools and within a 10 minute drive of popular secondary schools in Matlock and Wirksworth.

Cromford is renowned as the birthplace of the Industrial Revolution and is a UNESCO World Heritage Site, whilst Matlock Bath is an historic spa town which attracts tourists all year round.

Grade II Listed, entry number 1247936

- Grand house with approx 1 acre of woodland garden
- 6,566 square feet of living space
- Annexe added 11 years ago
- South-facing aspect to Masson Mills and countryside
- Elevated 180-degree panoramic views
- Impressive family home
- Packed with original features
- Parking for 8-10 vehicles
- Also suitable as small hotel or holiday home/holiday lets
- NO UPWARD CHAIN

£575,000

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Front of the home

A tarmac drive and separate pedestrian path lead up to the extensive driveway in front of the home, with space for several vehicles to park. For large gatherings, the driveway continues beyond the house up into the woodland and there is easily space for 10+ vehicles to park. The facade of the house is elevated and south-facing, so has fantastic views to Masson Mill opposite and the verdant hillsides rising up behind to the east, south and west. The front of the home gets the sun all day long.

Directly across the road, Masson Mill was one of the first factories in the world and this home has strong historic links to the mill.

A ramp - suitable for prams and wheelchairs - with an iron railing on the left leads up from the driveway to the front of the home, with the main front door and double French doors further along leading directly into the kitchen. There is space on this front terrace for seating and a small dining set, from which to drink in the views.

Enter the home through a solid wood door into the entrance hallway.

Entrance Hallway

This grand entrance into the home includes a staircase to the upper floors, tall skirting boards, decorative coving and architraves. There is a large barrier mat and then the carpeted hallway has a radiator, two ceiling light fittings and doors to the sitting room, dining room, lift (not currently operational and which may require significant cost to reinstate) and to the rear utility and storage area.

Sitting Room

25'9" x 23'8" (7.87 x 7.22)

Our favourite room in the house has light pouring in through the large south-facing window (with views across to Masson Mill) and via the floor-to-ceiling window through to the Garden Room. An ornate iron fireplace has a tiled surround and hearth with marble mantelpiece takes pride of place in this gorgeous room. There are arched alcoves each side and the carpeted room has two radiators, two chandelier light fittings, gold leaf coving and lots of space for furniture.

There is a door to the rear hall area where there are two WCs and a door into the Garden Room.

Dining Room

23'8" x 13'8" (7.22 x 4.18)

The large south-facing sash window has fitted wooden shutters and the room is flooded with natural light. The marble fireplace has an arched iron surround and is now used purely for decorative purposes. There are pretty arched alcoves to each side. The room has laminate flooring, a radiator, skirting boards, dado rail, ceiling light fitting and several wall lights. A door leads into the kitchen.

Kitchen

22'4" x 10'0" (6.83 x 3.05)

Currently a large commercial kitchen, this room includes lots of freestanding equipment which can be available by separate negotiation. Double French doors open out onto the front terrace. The kitchen has a vinyl floor, two ceiling light fittings, a wall-mounted ceramic hand basin with chrome taps. The L-shaped worktop has cabinets and drawers below. A door at the rear opens to a charming stone spiral staircase built into the rock face leading up to the first floor.

Garden Room

25'1" x 8'4" (7.66 x 2.56)

Added 11 years ago, this oak-framed structure has a glass roof and full-height windows at the front, bringing lots of light in. This versatile room is carpeted and has doors to an office with kitchenette and the cool external passageway of the annexe - all of which has underfloor heating.

Annexe

Off the rear hallway, doors lead into three double bedrooms on the right - all of which have en-suite WCs and sinks which could be converted into shower rooms or wet rooms. Each bedroom is carpeted and has tall south-facing windows and wall lights. The annexe also includes a wet room with shower, vinyl flooring, sink, WC and window as well a separate WC room with sink to the left

Stairs to first floor landing

Carpeted stairs with a banister on the left curve up to the first floor landing, with a door to a large study area at the front, which has south-facing views to Masson Mill and the hilly countryside. The stud wall could be removed to recreate the huge bright landing, benefitting from that south-facing window bringing natural light flooding into this space.

Doors on the right lead to three double bedrooms - all front-facing and carpeted - the lift and internal rockside staircase. To the left are three further double bedrooms and a bathroom, with more detail on these shown below.

Bedroom 7

14'7" x 13'6" (4.46 x 4.12)

A spacious double at the front of the home, this carpeted room has a large cupboard, radiator and ceiling light fitting.

Bedroom 8

15'0" x 10'8" (4.58 x 3.26)

At the south-east corner of the first floor, this carpeted bedroom has a radiator, ceiling light fitting, east-facing window and large storage cupboard which was formerly an en-suite WC. A door within this bedroom leads to an additional room which could be a study or store room.

Bedroom 9

23'0" x 11'1" (7.02 x 3.38)

Another large double bedroom, this is carpeted and has a radiator, ceiling light fitting and tall east-facing window with views to woodland. There is an en-suite WC and sink, which has potential to be converted into a full shower room.

Bathroom

8'2" x 5'8" (2.5 x 1.73)

With vinyl flooring and easy-clean wall panels, the room has a bath with chrome mixer tap, ceramic WC, vanity with ceramic sink, radiator, ceiling light fitting and extractor fan.

Second Floor

Carpeted stairs with a banister on the left continue up past a tall patterned window to the second floor. The hallway on the right leads to a wet room and two large double bedrooms. In front is an inner hallway with doors off to four more double bedrooms (two south-facing and two east-facing) and in the north-east corner is another room with doors off to a storage area and external door to the upper garden and woodland, with a tall light well overhead.

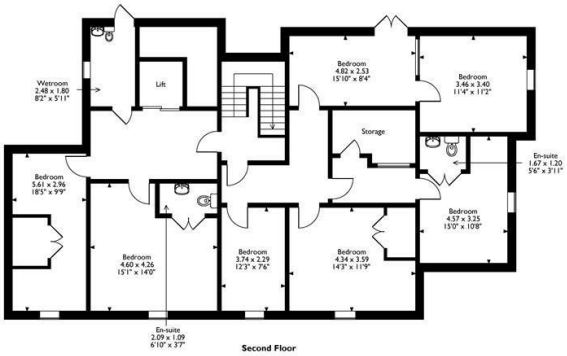
Rear Garden and Woodland

The elevated woodland gardens comprise approximately 1.09 acres of wildflower gardens, mature trees and private secluded woodland. There are fantastic views for miles from this spot which is elevated above the house and there is scope to use this area for a variety of uses.

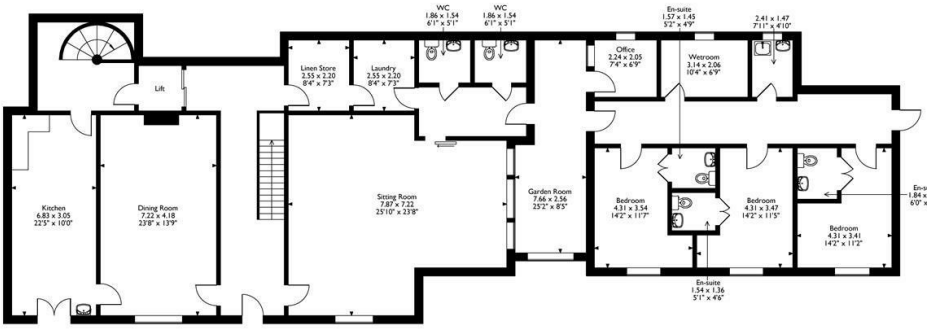
Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans and plot maps where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

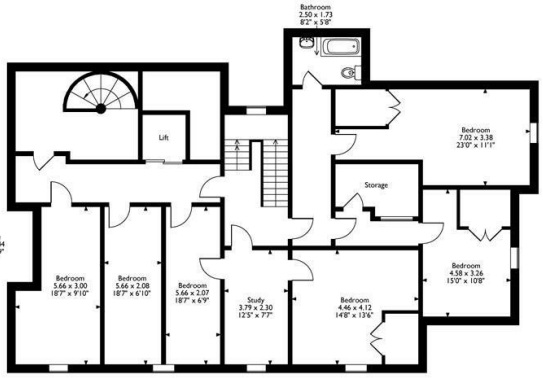
Masson House
Approximate Gross Internal Area
610 Sq M / 6566 Sq Ft



Second Floor

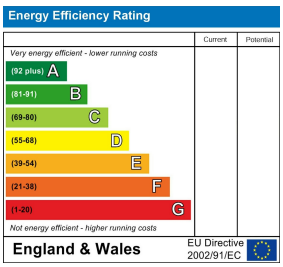


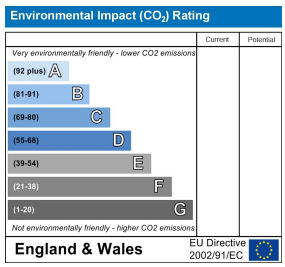
Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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